029.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,800 / 783,800
					USE VALUE:	783,800 / 783,800
					ASSESSED:	783,800 / 783,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORGAN STEPHEN
Owner 2:	
Owner 3:	
Street 1:	17 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORGAN STEPHEN H/ETAL -
Owner 2:	VREELAND AMY J -
Street 1:	17 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,953 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5953.000	304,900		478,900	783,800
Total Card	0.137	304,900		478,900	783,800
Total Parcel	0.137	304,900		478,900	783,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.43 | /Parcel: 449.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 19900

GIS Ref

GIS Ref

Insp Date 09/09/17

!2406!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,900	0	5,953.	478,900	783,800	783,800	Year End Roll	12/18/2019
2019	101	FV	235,000	0	5,953.	508,800	743,800	743,800	Year End Roll	1/3/2019
2018	101	FV	235,000	0	5,953.	371,100	606,100	606,100	Year End Roll	12/20/2017
2017	101	FV	235,000	0	5,953.	323,200	558,200	558,200	Year End Roll	1/3/2017
2016	101	FV	235,000	0	5,953.	275,400	510,400	510,400	Year End	1/4/2016
2015	101	FV	225,700	0	5,953.	269,400	495,100	495,100	Year End Roll	12/11/2014
2014	101	FV	225,700	0	5,953.	221,500	447,200	447,200	Year End Roll	12/16/2013
2013	101	FV	225,700	0	5,953.	210,700	436,400	436,400		12/13/2012

PRINT

Date	Time
12/10/20	17:49:18

LAST REV

Date	Time
09/11/17	12:21:28

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2406

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN STEPHEN	1355-60		6/20/2008	Family	1	No	No		
SANTOS RALPH	1166-120		1/2/1997		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2013	671	Solar Pa	15,400	C				
1/16/2007	41	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
6/18/2013	Info Fm Prmt	EMK	Ellen K
1/16/2009	Meas/Inspect	336	PATRIOT
3/20/2000	Inspected	270	PATRIOT
2/16/2000	Measured	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5953		Sq. Ft.	Site		0	80.	1.01	1									478,874						478,900	

Total AC/HA:	0.13666	Total SF/SM:	5953	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	478,874	Spl Credit		Total:	478,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	77018
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441918
Depreciation:	136995
Depreciated Total:	304923

COMMENTS

PDA. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

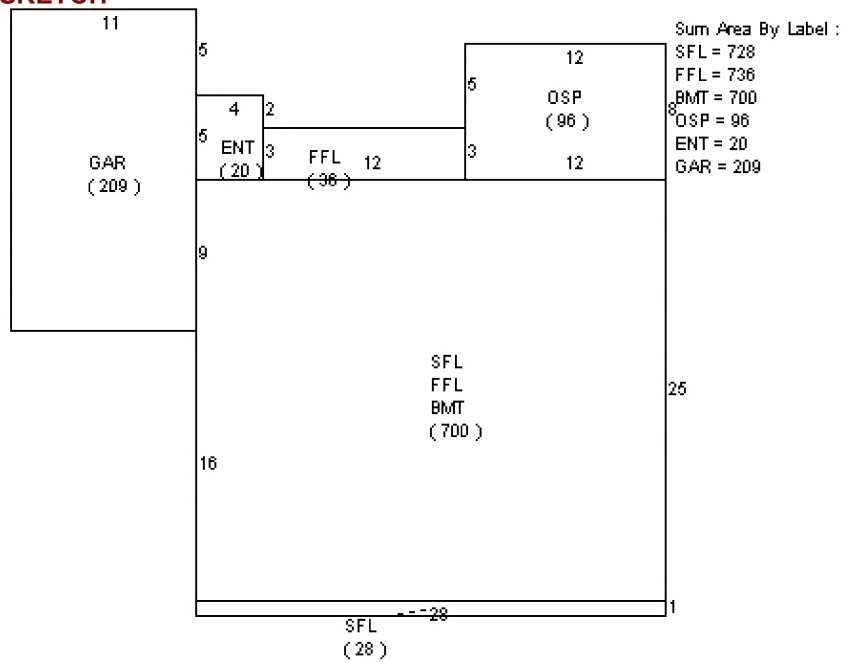
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	200.45
Special Features:	0	Val/Su Net:	122.50
Final Total:	304900	Val/Su SzAd	208.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	736	182.230	134,123
SFL	Second Floor	728	182.230	132,665
BMT	Basement	700	68.880	48,219
GAR	Garage	209	26.960	5,634
OSP	Screen Porch	96	37.050	3,557
ENT	ENTRY	20	26.400	528

Net Sketched Area:	2,489			Total:	324,726
Size Ad	1464	Gross Are	2489	FinArea	1744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc